

## ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, October 10, 2017  
4:00 p.m.

50 W. Gay Street, Ground Floor - Conference Room B

Applicants or their representatives must attend this hearing. If applicants are absent, it is likely that the application will be continued until the Commission's next hearing. If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Tuesday, November 14, 2017 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING – Tuesday, November 21, 2017.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Tuesday, September 19, 2017.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDED APPLICATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### STAFF RECOMMENDATIONS

*(The following applicants do not need to attend.)*

1. **17-10-10**

**82 E. Lincoln St.**

**Tawny Freeman (Owner)**

*An application, siteplan, drawings, and photos have been submitted.*

Staff Recommended Application

- Install three (3) new 42"-H wrought-iron fence panels at front property line (19-ft total).
- New fence to match adjoining neighbors wrought on fences.

2. **17-10-11**

**268 Neruda Ave.**

**Lisa & Steve Steinhart (Owners)**

*An application, drawings, and photos have been submitted.*

Staff Recommended Application

- Installation of new canvas awning on third floor terrace per submitted drawings and specifications.
- Structure to be black powder-coated metal.
- All connections are to be into mortar joints and not into the face brick.

3. **17-10-12**

**75-79 E. Russell St.**

**City of Columbus Department of Building & Zoning Services (Applicant)/ Kerr Street Place et al (Owners)**

*An application, siteplans, and variance information have been submitted.*

Staff Recommended Application

Variance Recommendation Request

- CV09-19 (Ordinance # 1600-2009) was passed by Columbus City Council on December 7, 2009, and permitted 3 single-unit dwelling lots in the existing C4, Commercial District. Recently a zoning map error was discovered in the vicinity of the site which resulted in the zoning being corrected to R4, Residential District. An amendment to the ordinance is needed to accurately reflect the variances of the residential district.



- 3332.039: The applicant requests a Council variance to construct three single-unit dwellings on separate lots with the ability to have ground-floor offices in two of the dwellings.
  - Lot 1: 3-story single-unit dwelling with first floor office and 2-car garage
  - Lot 2: 3-story single-unit dwelling with first floor office and 1-car garage with lift system
  - Lot 3: 3-story single-unit dwelling with 1-car garage with lift system
- 3321.05(B)(2) 30-foot clear vision triangle: to allow the dwelling on Lot 1 to obstruct the 30-foot clear vision triangle
- 3332.05(A)(4) Lot Width: 50' required, provided as follows: Lot 1: 37.44', Lot 2: 36', Lot 3: 46.37'
- 3332.15 Lot Area: 5,000 sq' required, provided as follows: Lot 1: 1,698.8 sq', Lot 2: 1,306.8 sq', Lot 3: 1,219.7 sq'
- 3332.18(D) Building lot coverage max is 50%: Lot 1: 62%, Lot 2: 57%, Lot 3: 51%
- 3332.21(B) Front Setback: 25' required, all lots at 7'
- 3332.25 Maximum side yard required: 9.27' required for Lot 3, however it has 0'
- 3332.26 Minimum Side Yard: 3' required for Lots 1 and 2, however Lot 1 has 1' 8.5" and Lot 2 has 5.5" along the west property lines, respectively; Lot 3 is required to have a 5' min side yard, however it has 0' side yards
- 3332.27 Rear Yard: The rear yard needs to account for 25% of the lot; whereas all lots have 0% rear yard.
- 3332.29 Height district: Allow building height of 41' on each lot
- Note: Parking variances not needed due to SNSPA: 0 parking spaces required for the single-unit dwellings because the property was subdivided prior to the effective date of the SNSPA ordinance. Lot 1 has 763 sq' first floor area and Lot 2 has 764 sq' first floor area which requires only 1 parking space for general office use on each lot under SNSPA requirements.

## **NEW APPLICATIONS**

### **4. 17-10-13**

**247 & 251 E. Third Ave.**

**East Third Partners, LLC, c/o David Hodge (Owner)**

*An application, siteplan, variance information, and photos have been submitted.*

#### **Variance Recommendation Request**

- In January 2017 the BZA approved a variance to CC3332.21: Building Lines to reduce the building setback from 25-ft to 15-ft. The applicant has file a new variance request to further reduce the setback by 5-ft.
- Plan revision moving both 247 E. Third Ave. and 251 E. Third Ave. 5-ft north for a total setback of 10-ft.

### **5. 17-10-14**

**249 E. Fifth Ave.**

**Joe Valenti (Applicant)**

**FK IV, LLC (Owner)**

*An application, revised drawings, and photos have been submitted.*

- Change approximately 2,500-sqft of existing warehouse into new retail store.
- Create two (2) new 8' x 14'-8" openings and install new storefront windows.
- Signage and lighting to be submitted for review at a future IVC meeting.

*The following is taken from the September 2017 IVC meeting minutes:*

#### **Commissioner Comments**

- *Commissioners recommended that the fabric awnings be removed from the design.*
- *The Commission supports the installation of storefront windows on the north elevation as shown. The window sizes and placement could be adjusted to better relate with the existing brick pattern of the building. An additional design scheme should be developed.*
- *The canopy over the door is good.*
- *The existing sign from the Cleveland location could be modified and/or integrated into a vertically-oriented blade sign. Alternately, it could be hung inside the store.*

- *The corner entrance could be strengthened through a combination of a blade sign, windows, and the canopy to be a focal point, helping customers know where the entrance is located.*
- *Revised information should be developed and submitted for review at an upcoming IVC meeting.*

**NO ACTION TAKEN**

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:30 P.M.**

**6. 17-10-15**

**875 N. Fourth St.**

**Shremshock Architects (Applicant)      Lykens Companies (Owner)**

*An application, siteplan, variance information, and photos have been submitted.*

- Final approval of proposed work as modified in response to City of Columbus Division of Traffic requirements.
- Construct new 3-story mixed-use building with ground floor commercial space, structured parking, and 27 living-units previously approved as COA#17-7-16b (July 2017).

**7. 17-10-16**

**109 Warren St.**

**MM Developing, LLC (Owner)**

*An application, siteplan, drawings, and photos have been submitted.*

- Construct new 2-story single-family home per submitted drawings.
- Construct new 2-car garage per submitted drawings.
- Front landscaping to match neighboring property previous approved by IVC.

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:00 P.M.**

**CONCEPTUAL REVIEW**

**8. 17-10-17**

**1100 Summit St.**

**MM Developing, LLC (Owner)**

Conceptual Review

*An application, siteplan, drawings, variance information, and photos have been submitted.*

- Construct new 2-story two-unit multi-family home.
- Construct new 2-car garage.

Variance Recommendation Request

- 3332.26 Minimum Side Yard: to reduce the sideyard setback from 5-ft to 3-ft.

**9. 17-10-18**

**174 E. Fourth Ave.**

**David Betz (Owner)**

Conceptual Review

*An application, siteplan, drawings, variance information, and photos have been submitted.*

- Demolish existing concrete block residence and garage constructed in 1957.
- Construct four (4) new condominium buildings per submitted drawings and siteplans.
- Current design proposal meets or exceeds all zoning requirements.

**STAFF APPROVED APPLICATIONS**

*(The following applicants do not need to attend.)*

• **17-10-1**

**1078-1084 Mt. Pleasant Ave.**

**B& A Realty (Owner)**

Approve Application 17-10-1, 1078-1084 Mt. Pleasant Ave., as submitted with any/all clarifications noted:

- Replace eight (8) deteriorated windows on second floor of 4-unit building. New units to be Lincoln all-wood interior/exterior one-over-one windows sized exactly to fit the existing openings.
- Repair four (4) windows on rear elevation as needed to match existing.

Replace Deteriorated Windows

- Replace nine (9) deteriorated/non-original windows on house per City Staff determination.
- Install new, 1-OVER-1, all-wood, interior/exterior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings.
- Any/all necessary brick mold is to match existing in-kind, like-for-like.
- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
- Prepare, prime, and paint all casings and sills in accordance with industry standards.

Repair / Replace Exterior Casings & Sills

- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile as needed to match existing.
- Prepare, prime, and paint all casings and sills in accordance with industry standards.

• **17-10-2**

**800 Hamlet St.**

**Jim Sulayman (Owner)**

Approve Application 17-10-2, 800 Hamlet St., as submitted with any/all clarifications noted:

- Repair/replace deteriorated porch railing and handrails as needed to match existing.
- All finished work to be painted to match existing.

Porch Rehabilitation

- Remove any/all damaged and/or deteriorated wood porch railing and handrail elements.
- Restore the front porch banisters/hand rails/columns as necessary with like material of exact same dimension and profile as the existing, original, front porch banisters/hand rails/columns; like-for-like.

• **17-10-3**

**68 E. Lincoln St.**

**Andrew Christensen (Applicant)**

**Julie Schultz (Owner)**

Approve Application 17-10-3, 68 E. Lincoln St., as submitted with any/all clarifications noted:

- Replace existing deteriorated cedar shake siding in front gable to match existing.
- Replace existing deteriorated tongue & groove siding on rear addition to match existing.
- Repair/replace any/all deteriorated trim as needed to match existing.
- All finished work to be painted to match existing.

Repair/Replace Wood Siding

- Repair/replace all wood siding and trim as needed to match existing, in-kind, like-for-like.
- Prepare all wood siding and trim surfaces using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish coat all exterior wooden surfaces with exterior paint according to manufacturer's specifications.

- **17-10-4**

**158 Detroit Ave.**

**Albert & Audrone Biknevičius (Owners)**

Approve Application 17-10-4, 158 Detroit Ave., as submitted with any/all clarifications noted:

- Paint residence: Body to be Valspar “Rapture” (4001-6B), trim to be “Cream”.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications, and per submitted paint color chips.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **17-10-5**

**1044 Hamlet St.**

**Brown’s Roofing (Applicant)**

**Nicholas Tebbe (Owner)**

Approve Application 17-10-5, 1044 Hamlet St., as submitted with any/all clarifications noted:

- Remove existing asphalt shingles on main roof.
- Install new CertainTeed standard 3-tab asphalt shingle roof; color to be “Nickel Gray”.
- Install new metal ridge roll, valleys, and flashing; to be painted “Gray”.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

- **17-10-6**

**66 E. Fourth Ave.**

**Joseph Huber (Applicant)**

**Carson Thrush (Owner)**

Approve Application 17-10-6, 66 E. Fourth Ave., as submitted with any/all clarifications noted:

- Rebuild front porch piers with new brick and concrete caps (10 courses w cap).
- Porch posts to be wrapped/boxed 6”x6” for a size and design match the historic porch. Details of post caps and bases to be mimicked from historic photo.

- Relay sidewalk at side of house and added to large steps to existing door.
- Remove chain-link fence.

- **17-10-7**

**738 Kerr St.**

**Dana L. Williams (Owner)**

Approve Application 17-10-7, 738 Kerr St., as submitted with any/all clarifications noted:

- Remove deteriorated overhead single-car garage door.
- Install new single-car overhead garage door per submitted cutsheet; door to be CHI Overhead model #2283.

- **17-10-8**

**69-71 E. First Ave.**

**Maurice Madry (Owner)**

Approve Application 17-10-8, 69-71 E. First Ave., as submitted with any/all clarifications noted:

- Repair/replace wood tongue & groove porch flooring on both porches as needed to match existing.
- Reinstall existing columns and repair/replace existing porch handrails to match existing.
- Replace both sets of wood steps to match existing.
- All new work to be primed and painted to match existing; any new paint colors to be submitted for review and approval.

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
- Install new 1" x 3" tongue and groove wooden, porch flooring.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications; paint color chip to be submitted to Historic Preservation Office staff for final review and approval.
- Restore the front porch banisters/hand rails/columns as necessary with like material of exact same dimension and profile as the existing, original, front porch banisters/hand rails/columns; like-for-like.

- **17-10-9**

**940-942 Hamlet St.**

**Greg Anglin & Mike Blue (Owners)**

Approve Application 17-10-9, 738 Kerr St., as submitted with any/all clarifications noted:

- Rebuild front porch per submitted drawings.
- Install new half-round gutters on porch.
- Paint all new work to match existing color scheme.

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
- Install new 1" x 3" tongue and groove wooden, porch flooring.

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- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications; paint color chip to be submitted to Historic Preservation Office staff for final review and approval.
- Restore the front porch banisters/hand rails/columns as necessary with like material of exact same dimension and profile as the existing, original, front porch banisters/hand rails/columns; like-for-like.

- X. OLD BUSINESS**
- XI. NEW BUSINESS**
- XII. ADJOURNMENT**